PROCEEDINGS OF THE COMMON COUNCIL
IN REGULAR SESSION
TUESDAY, NOVEMBER 10 19 87

CITY OF FORT WAYNE, INDIANA
JOURNAL OF THE PROCEEDINGS
OF THE COMMON COUNCIL

THE COMMON COUNCIL OF THE CITY OF FORT WAYNE MET IN THE COUNCIL CHAMBERS Tuesday EVENING November 10 A.D., 1987, IN Regular SESSION. PRESIDENT Mark E. GiaQuinta IN THE CHAIR, COUNCIL ATTORNEY Stanley A. Levine, AND Sandra E. Kennedy CLERK, AT THE DESK, PRESENT THE FOLLOWING MEMBERS VIZ:

BRADBURY P, BURNS P, EISBART P,
GiaQUINTA P, HENRY P, REDD P,
SCHMIDT P, STIER P, TALARICO P,

ABSENT:

COUNCILMAN:, , ,

THE INVOCATION WAS GIVEN BY

THE MINUTES OF THE LAST REGULAR October 27, 19 87,

, 19,

SPECIAL, 19,

SESSION HAVING BEEN DELIVERED TO THE COUNCIL, WERE, ON MOTION, APPROVED AND PUBLISHED.

COMMUNICATIONS FROM THE MAYOR

October 28, 1987

To the Common Council
Gentlemen and Mrs. Bradbury:

Today, October 28, 1987, I have approved the following Ordinances and Resolutions passed by the Common Council at this meeting of October 27, 1987

(Bill No. S-87-10-01)
SPECIAL ORDINANCE NO. S-264-87

AN ORDINANCE approving Civil City Purchase Order #01384, with Dahm Brothers Roofing for the Department of Parks and Recreation of the City of Fort Wayne, Indiana

(Bill No. R-87-10-03)
DECLARATORY RESOLUTION NO. R-74-87

A DECLARATORY RESOLUTION confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 8000 Bluffton Road, Fort Wayne, Indiana 46809 (Bowmar Instrument Corporation/Aerospace Division Petitioner)

(Bill No. R-87-10-31)
DECLARATORY RESOLUTION No. R-75-87

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1933 E. Wayne Street, Fort Wayne, Indiana 46803. (Deister Machine Company, Petitioner)

(Bill No. S-87-10-13)
SPECIAL ORDINANCE NO. S-265-87

AN ORDINANCE approving the Contract for Res. 6105-87, Lower Huntington Road and Bluffton Road Intersection, between the City of Fort Wayne, Indiana and Wayne Asphalt & Construction Co., in connection with the Board of Public Works and Safety

(Bill No. S-87-10-14)
SPECIAL ORDINANCE NO. S-266-87

AN ORDINANCE approving Change Order No. 1 for Res. 6065-86, McKinnie Avenue, with Hipskind Concrete Corporation, in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-15)
SPECIAL ORDINANCE NO. S-267-87

AN ORDINANCE approving City Utilities Reference #822, by the City of Fort Wayne, Indiana, by and through its Department of Purchasing with the Westvaco Envelope Company, for the Office Services Department

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(Bill No. S-87-10-16)
SPECIAL ORDINANCE NO. S-268-87

AN ORDINANCE approving City Utilities Purchase Order #09572, by the City of Fort Wayne, Indiana, by and through its Department of Purchasing and NADAPRO, Inc., for the Data Processing Department

(Bill No. S-87-10-17)
SPECIAL ORDINANCE NO. S-269-87

AN ORDINANCE approving Change Order No. 1 and Final for Res. 194-87, Winterset Addition Street Lights, with the Weikel Line Company, in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-18)
SPECIAL ORDINANCE NO. S-270-87

AN ORDINANCE approving Change Order No. 1 and Final for Res. 188-87, Kirkwood Park Street Light Project, with the Weikel Line Company, Inc., in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-19)
SPECIAL ORDINANCE NO. S-271-87

AN ORDINANCE approving Change Order No. 1 and Final for Res. 195-87, Indian Village Street Lights, with the Weikel Line Company, Inc., in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-20)
SPECIAL ORDINANCE NO. S-272-87

AN ORDINANCE approving Change Order No. 1 for Res. 6089-87, Fairfield NSA '87, with Hipskind Concrete Corporation, in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-21)
SPECIAL ORDINANCE NO. S-273-87

AN ORDINANCE approving Change Order No. 1 (Final) for Res. 427-86 - Pettit Avenue Storm Sewer, with Land, Inc., in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-22)
SPECIAL ORDINANCE NO. S-274-87

AN ORDINANCE approving Change Order No. 1 (Final) for Res. 428-86, Southwood-Stratford Storm Sewer, with Land, Inc., in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-23)
SPECIAL ORDINANCE NO. S-275-87

AN ORDINANCE approving Change Order No. 1 (Final) for Res. 907-87, Charlotte Avenue Sanitary Sewer, with Land, Inc., in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-24)
SPECIAL ORDINANCE NO. S-276-87

AN ORDINANCE approving Change Order No. 1 and (Final) for Res. 413-85, Industrial Road Storm Sewer, with Land, Inc., in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-10-25)
SPECIAL ORDINANCE NO. S-277-87

AN ORDINANCE approving Change Order No. 1 (Final) for Res. 436-86, Burns-Pursley-Hollis Storm Sewer, with Bercot, Inc., in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. X-87-10-26)
ANNEXATION ORDINANCE NO. X-08-87

AN ORDINANCE annexing certain territory commonly known as the Cambridge Square Amended Annexation Area to the City of Fort Wayne, Indiana and including same in Councilmanic District No. 3

(Bill No. R-87-10-27)
RESOLUTION NO. R-76-87

A RESOLUTION of the Common Council of the City of Fort Wayne, Indiana setting forth the policy of the City of Fort Wayne, Indiana in regards to the annexation of the Cambridge Square Amended Annexation Area

Respectfully yours,

Win Moses, Jr.
Mayor

The City of Fort Wayne

LAND USE MANAGEMENT
Division of Community Development & Planning

29 October 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-87-08-09

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

FACT SHEET

Z-87-08-09
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE: Zoning Ordinance Amendment From R-1 to B-1-B

APPROVAL DEADLINE:

REASON:

DETAILS

Specific Location and/or Address

6008 Lima Road

Reason for Project

Owners wish to operate a small letter press or print shop from home.

Discussion (Including relationship to other Council actions)

17 August 1987 - Public Hearing

Frank Celerak, attorney for the owners & petitioners stated that his clients wish to run a small letter press or small print shop from their homes. He state it would be an owner occupied business. He stated that all of the corners in the vicinity of this request are business locations. He stated that they meet the requirement for parking, which is 3 spaces. He stated they will not increase the traffic flow in the area with this business because it is a small operation run entirely by the husband and wife.

Steve Smith questioned if the petitioners had spoken to any of the property owners to the south to see if they would be interested in joining the rezoning request.

Mr. Celerak stated that they had not asked if they wanted to have their property rezoned but stated that the adjacent property owners had no objection to this rezoning.

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	City Wide Other Areas
Applicants/ Proponents	Applicant(s) James & Erma Warren City Department Other
Opponents	Groups or Individuals Richard Vaughn, Sec/Treasurer of Ludwig Pk Assn. Basis of Opposition
Staff Recommendation	☐ For ☒ Against Reason Against
Board or Commission Recommendation	By ☐ For ☐ Against ☒ No Action Taken ☐ For with revisions to conditions (See Details column for conditions) WITHDRAWN by Petitioner.
CITY COUNCIL ACTIONS (For Council use only)	☐ Pass ☐ Other ☐ Pass (as amended) ☐ Hold ☐ Council Sub. ☐ Do not pass

DETAILS

Steve Smith questioned if a Use Variance might not be a better avenue to explore.

Richard Vaughn, secretary/treasurer of Ludwig Park Neighborhood Association stated that they are opposed to the rezoning request. He stated that the Ludwig Park area is being bombarded with businesses. He stated that they will fight the rezoning. He stated that they would prefer it be considered for a variance or some use that would limit the use to just what the people requesting the rezoning want to do. He stated they felt the commerical zoning would allow for to many varied uses to be placed on the property.

Steve Smith questioned if he was speaking for the association and questioned if the association had voted against the request.

Mr. Vaugh stated he was speaking for the association and had voted against the rezoning and would supply the Commission with a petition to that effect if they so requested.

Mr. Celarek in rebuttal stated that the area is at a distnace from Ludwig Park and felt it would not effect them. He stated that his clients have not other intentions but to use the property for a small print shop. He stated that where his clients are presently located has a high overhead and they are looking to cut the cost of their small operation. He stated that the neighbors directly affected, the adjacent property owners, do not object to the rezoning or the proposed use.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

26 October 1987 - Business Meeting

This petition was deferred at the August Business Meeting by the request of the petitioner. It was then deferred by the Commission at the September Business Meeting to the October 26, 1987 Business Meeting.

Motion was made by the Commission to accept the Withdrawal request as submitted by the petitioner, motion carried.

Of the eight (8) members present 7 voted in favor of withdrawl, one (1) did not vote.

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start — Date 10 July 1987

Projected Completion or Occupancy — Date 29 October 1987

Fact Sheet Prepared by — Date 29 October 1987

Patricia Biancaniello

Reviewed by — Date 10/30/87

Gary Buelter

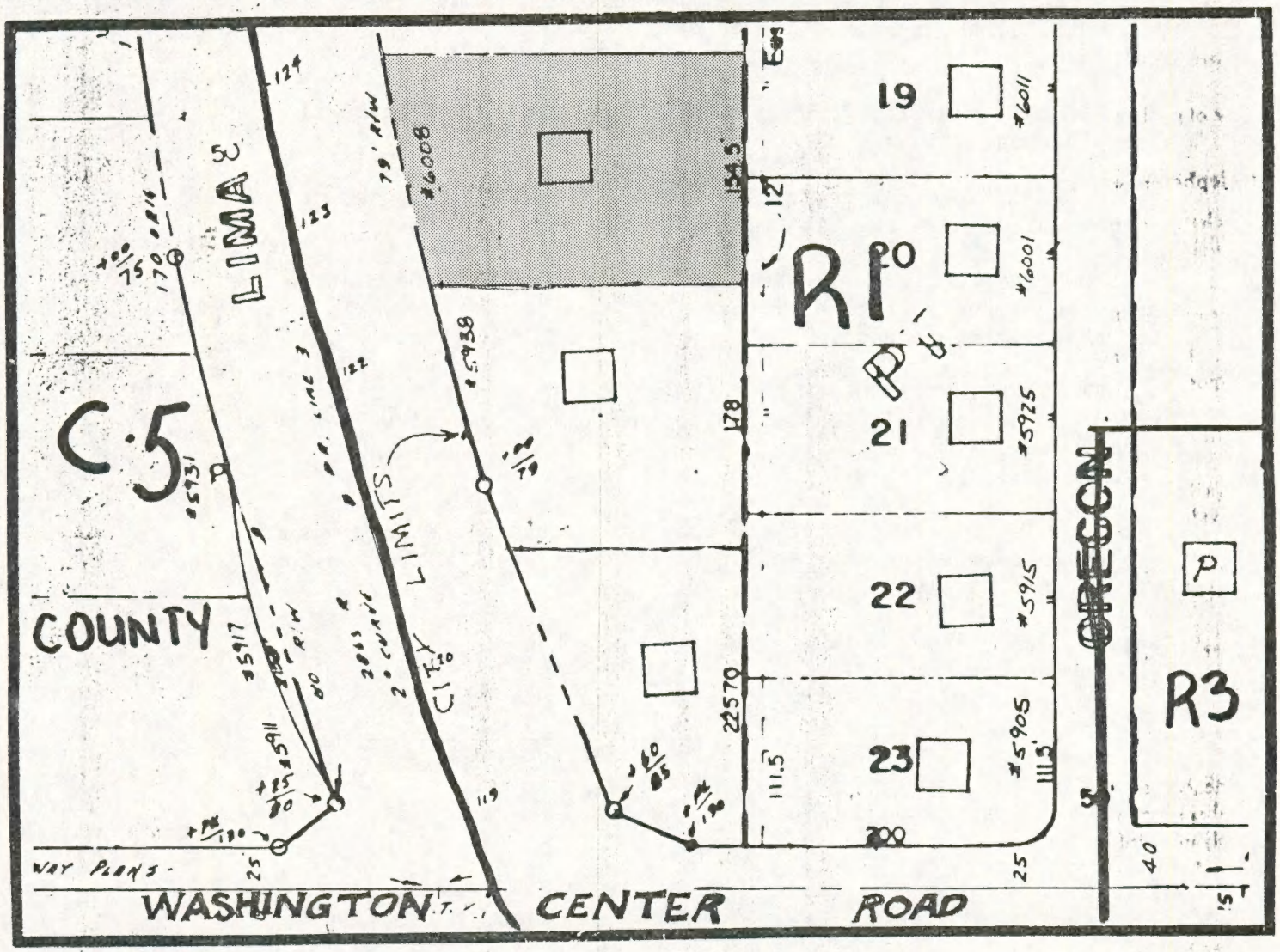
Reference or Case Number

REZONING PETITION # 289

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN R-1 DISTRICT TO A B-1-B DISTRICT.

MAP NO. K-38

COUNCILMANIC DISTRICT NO. 3



ZONING:

R1 RESIDENTIAL DISTRICT
R3 RESIDENTIAL DISTRICT
C-5 COMMERCIAL INTERCHANGE

LAND USE:

□ SINGLE FAMILY
[P] PUBLIC - CHURCH

N

SCALE: 1"=100'

DATE: 7-29-87

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on August 11, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-08-09: and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on August 17, 1987.

WHEREAS, a letter requesting WITHDRAWAL of the proposed ordinance has been filed with the City Plan Commission.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance be withdrawn in accordance with the written request.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held October 26, 1987.

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

Frank Celarek, attorney for James and Erma Warren request a change of zone from R-1 to B-1-B.

Location: 6008 Lima Road

Legal: See File

Land Area: Approximately 0.79 Acres

Zoning: R-1

Surroundings:			
	North	R-1	Residential
	South	R-1	Residential
	East	R-1	Residential
	West	County	

Reason for Request: Not stated

Neighborhood Assoc.: Ludwig Park Community Association

Landscape: No Comment

Comprehensive Plan: The General Land Use Policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land uses and should not establish an undesirable precedent in the area to be developed. The goal in the North Sector, where this request is located, is for orderly growth.

Neighborhood Plan: No Comment

Planning Staff Discussion:

This is a rather unique petition in that it requests a change of zone to B-1-B, in an area that bears merit for serious consideration. However, the property is located immediately west of established residential, and is, in fact, in the middle of residential uses.

Over the past few years we have seen an increase in development in this area. Primarily development has been of office or commercial uses, and not residential. This is apparently due to the traffic volumes not being highly conducive to residential growth, and the existing developments in place. The west side of Lima Road (under county jurisdiction) has a mix of residential and commercial uses in this immediate area, with newer developments located both to the south and north.

However, in examining this petition we note that the property in

question is not contiguous to commercial zoning, and does in fact have residential uses on the closest three sides. It would seem inappropriate to rezone a parcel in the middle of existing residential uses. If the petition were to include the parcels from the intersection north, we might be more in favor of approval, but as it stands we feel that approval would be inappropriate. We would recommend that the Plan Commission take a serious look at this area of future development, and consider whether the concepts of a frontage road applies. They might also want to consider whether development should be limited to P.O.D. classifications, or more commercial business zoning.

One of the primary concerns of any rezoning consideration has to be the effect on property values and neighborhood character. While the Lima Road corridor character is changing, the areas immediately east are single family residential. Any proposal that would impact those properties should be viewed with an eye to provide some protection.

Until the Plan Commission has had the opportunity to review this area, and determine the applicability of frontage roads, limited zoning classifications, etc, we do not feel that this petition should be approved.

Recommendation: Do Not Pass

1) Approval would constitute 'Spot Zoning' as it is not contiguous to any similarly zoned property.

2) Approval could have a negative impact on the residential properties to the east.

3) Approval would establish a precedent leading to other similar petitions that would then be difficult to deny.

The City of Fort Wayne

LAND USE MANAGEMENT
Division of Community Development & Planning

29 October 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-87-10-04

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

FACT SHEET

Z-87-10-04
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE
Zoning Ordinance Amendment
From B-1-B to B-3-B

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address

Decatur Road just east of Anthony Bl

Reason for Project

Property owner wished to sell property to someone for use as a Used Car Lot.

Discussion (Including relationship to other Council actions)

19 October 1987 - Public Hearing

Dennis Seitz, owner and petitioner stated that he and his wife intended to sell the property and that they had an offer from someone who wished to use the property for a used car lot. He was advised that he would need the B-3-B zoning in order to put in the used car lot.

Garland Boyd stated he did not appear in opposition to the request but was interested to know why the property had to be rezoned.

Steve Smith stated that a used car lot was not a permitted use in a B-1-B district.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

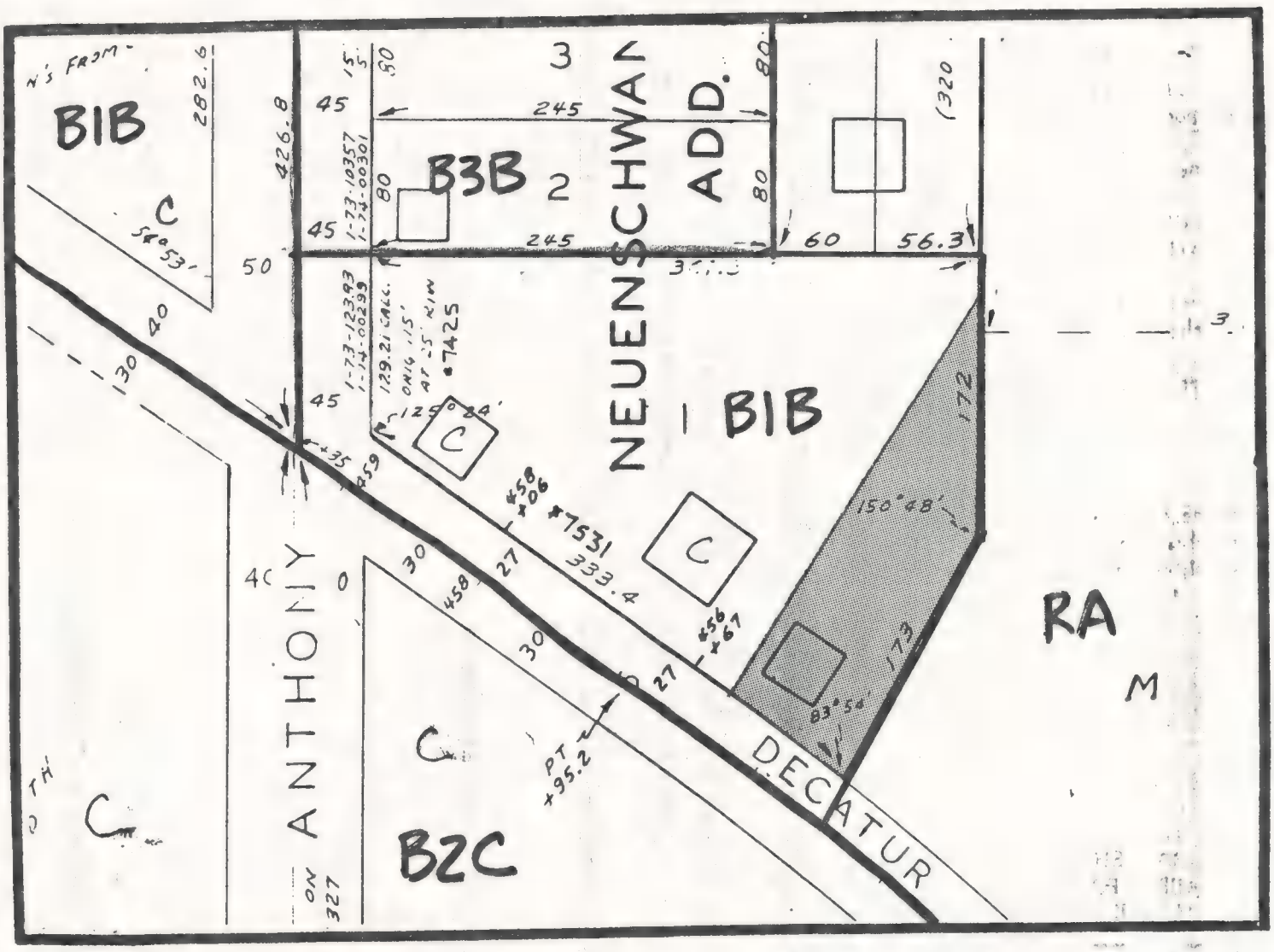
POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	City Wide Other Areas
Applicants/ Proponents	Applicant(s) Dennis & Julie Seitz City Department Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	☐ For ☒ Against Reason Against -approval would have adverse impact on area -approval would constitute "spot" zoning
Board or Commission Recommendation	By ☐ For ☒ Against ☐ No Action Taken ☐ For with revisions to conditions (See Details column for conditions)
CITY COUNCIL ACTIONS (For Council use only)	☐ Pass ☐ Other ☐ Pass (as amended) ☐ Hold ☐ Council Sub. ☐ Do not pass

REZONING PETITION #310

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A B-1-B DISTRICT TO A B-3-B DISTRICT

MAP NO. P-31

COUNCILMATIC DISTRICT NO. 6



ZONING:

- B1B LIMITED BUSINESS 'B'
- B2C SHOPPING CENTERS
- B3B GENERAL BUSINESS 'B'
- RA RESIDENTIAL SUBURBAN

LAND USE:

- ☐ SINGLE FAMILY
- [M] MULTI-FAMILY
- [C] COMMERCIAL

N

SCALE: 1" = 100'

DATE: 10-2-87

DETAILS

26 October 1987 - Business Meeting

Motion was made by the Commission to return the ordinance to the Common Council with a DO NOT PASS recommendation, motion carried.

Of the eight (8) members present 7 voted in favor of denial one (1) did not vote.

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start — Date 18 September 1987

Projected Completion or Occupancy — Date 29 October 1987

Fact Sheet Prepared by — Date 29 October 1987
Patricia Biancaniello

Reviewed by — Date 10/30/87
Gary Barton

Reference or Case Number

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 13, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-10-04; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on October 19, 1987.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Findings of Fact".

(1) the grant will be injurious to the public health, safety, morals and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held October 26, 1987.

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

Dennis & Julie Seitz request a rezoning from B-1-B to B-3-B.

Location: Decatur Road just east of Anthony Blvd.

Legal: See File

Land Area: Approximately 0.69 Acres

Zoning: B-1-B

Surroundings:

North	RA	Residential
South	B-2-C	Planned Shopping Center
East	RA	Residential (Mobile Home Park)
West	B-1-B	Commercial

Reason for Request: Not stated

Neighborhood Assoc.: None

Comprehensive Plan: The General Land Use Policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land use and should not establish an undesirable precedent in the area to be developed. The Goal in the South Sector, where this request is located, is to actively encourage development. Commercial uses in this area are appropriate.

Neighborhood Plan: No Comment

Landscape: No Comment

Planning Staff Discussion:

This site is located between B-1-B and RA zoning classified parcels, with a B-2-C shopping center across the street. There is some B-3-B property in the immediate area, but not abutting this petitioned parcel.

It would appear that the existing zoning designations are appropriate, as they apparently meet the needs of the area in terms of providing commercial land sites. Approval of this petition would therefore encourage an intensification of uses, and could lead to similar requests. It may be more appropriate for the petitioner to pursue a permitted use in this designated area, or to seek property elsewhere.

Our opposition to this proposal is two fold. First it would

appear that the need for a more intense commercial classification is not warranted in this area. There seems to be available space, and/or space that would not have the same impact as this parcel. Secondly, there is a residential (mobile home park) development east of this site. The potential impact of intensifying this parcel so close to residential uses would adversely impact that area.

Recommendation: Do Not Pass

1) Approval would potentially have an adverse impact on the area.

2) There appears to be adequate ground available in the sector that could be utilized for more intensified uses.

3) Approval would constitute a "spot zoning".

The City of Fort Wayne

LAND USE MANAGEMENT
Division of Community Development & Planning

29 October 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-87-10-09

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

FACT SHEET

Z-87-10-09
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE: Zoning Ordinance Amendment From B-1-B to M-2

APPROVAL DEADLINE:

REASON:

DETAILS

Specific Location and/or Address

616 W. Superior Street

Reason for Project

To establish an Antique Store and furniture restoring business.

Discussion (Including relationship to other Council actions)

19 October 1987 - Public Hearing

Tom Bireley, owner and petitioner that the property is the historic McCullough House. He stated that they started the project of restoring this home under the assumption that they were zoned M-2. He stated that there was a mistake made and they discovered the error about a month and a half ago. He stated that in order to complete their plans for an antique shop and offices they need the property rezoned.

It was questioned if he had any problem with the property being perfected to a B-3-B.

Mr. Bireley stated he did not as along as the B-3-B zoning would allow them to do furniture restoring as well. He stated that restoration is a major part of the antique business.

Wayne O'Brien, planner with CD&P, stated that the restoring of the furniture along with the antique business was allowed in a B-3-B.

There was no one else present who wished to speak in favor of or in opposition to the

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	City Wide Other Areas
Applicants/ Proponents	Applicant(s) Thomas Bireley City Department Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation Perfect to B-3-B	[X] For [ ] Against Reason Against
Board or Commission Recommendation	By [X] For [ ] Against [ ] No Action Taken [X] For with revisions to conditions (See Details column for conditions) Change from B-1-B to B-3-B
CITY COUNCIL ACTIONS (For Council use only)	[ ] Pass [ ] Other [ ] Pass (as amended) [ ] Hold [ ] Council Sub. [ ] Do not pass

DETAILS

proposed rezoning.

26 October 1987 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO PASS recommendation Perfect to a B-3-B.

Of the eight (8) members present 7 voted in favor of the motion one (1) did not vote.

Motion carried.

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start Date 15 September 1987

Projected Completion or Occupancy Date 29 October 1987

Fact Sheet Prepared by Date 29 October 1987

Patricia Biancaniello

Reviewed by Date 10/30/87

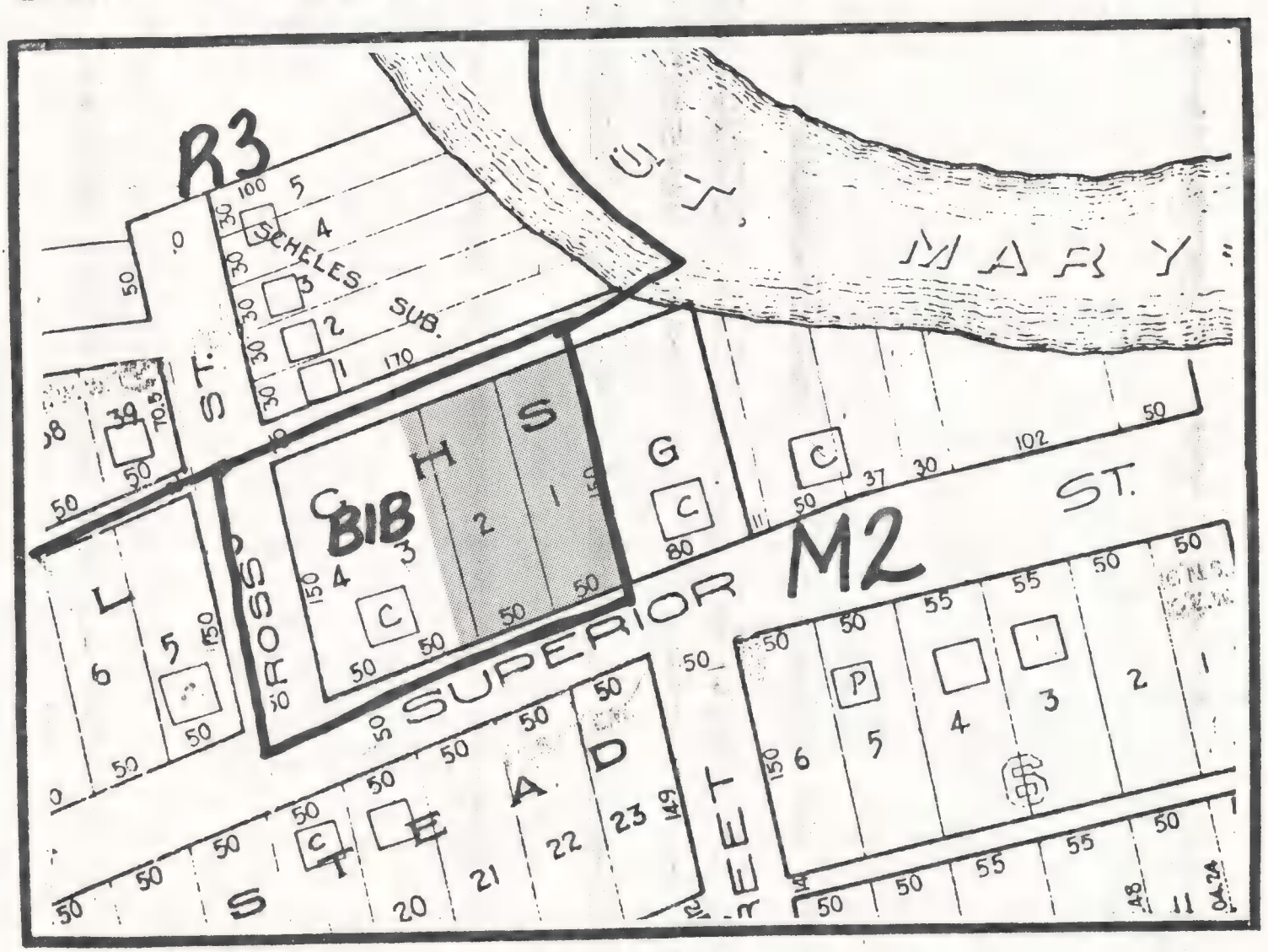
Reference or Case Number

REZONING PETITION #306

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A BIB DISTRICT TO A M-2 DISTRICT.

MAP NO. L-6

COUNCILMANIC DISTRICT NO. 1



ZONING:

BIB LIMITED BUSINESS 'B'
M2 GENERAL INDUSTRY
R3 RESIDENTIAL DISTRICT

LAND USE:

- SINGLE FAMILY
- C COMMERCIAL
- P PUBLIC-UTILITY

N
L.W.

SCALE: 1"=100'

DATE: 9-30-87

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 13, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-10-09; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on October 19, 1987.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

(1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;

(3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,

(5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resoluton adopted at the meeting of the Fort Wayne City Plan Commission held October 26, 1987.

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

Thomas Bireley requests a change of zone from B-1-B to M-2.

Location: 616 W. Superior Street

Legal: Lots 1, 2 and the E 10' of lot 3 McCullough Homestead Addition.

Land Area: Approximately 0.37 Acres

Zoning: B-1-B

Surroundings:			
	North	R-3	Residential
	South	M-2	Commercial/Industrial
	East	M-2	Commercial/Industrial
	West	B1B/M-2	Commercial/Industrial

Reason for Request: Antique store and office uses.

Neighborhood Assoc.: West Central

Comprehensive Plan: The General Land Use Policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land use and should not establish an undesirable precedent in the area to be developed. The three main goals for the Central Area, where this request is located, are: 1) to maintain existing development; 2) to halt deterioration and 3) to encourage reinvestment. Rezoning will allow reuse of vacant structure helping to encourage reinvestment and halt deterioration.

Neighborhood Plan: The West Central Neighborhood Plan does not have a policy about rezoning non-residential districts. However, the plan does encourage the preservation and use of historically and architecturally significant structures.

Landscape: No Comment

Planning Staff Discussion:

This is the site of the old McCullough Homestead. Mr. Bireley has obtained approvals from HPRB and under the provisions of the River Greenway Overlay District to renovate the site. He plans

on opening an antique store at this location, with possible office uses on the second floor.

The site is currently under renovation. The anticipated usage does not require an M-2 designation, but such classification would be a logical extension of the existing zoning patterns in this area. Approval would allow the reuse of the site in a truly adaptive manner.

The local historic designation and the RGO provisions of the zoning ordinance provide certain restrictions dealing with changes of structure, or uses, and can be viewed as a safeguard to preservation of area integrity.

Recommendation: Perfect to a B-3-B and Approve

1) Approval would be compatible with the existing land use pattern in the area.

2) Approval would be compatible with the Comprehensive Plan.

3) Approval would allow for the adaptive reuse of a locally designated historical structure.

The City of Fort Wayne
LAND USE MANAGEMENT
Division of Community Development & Planning

29 October 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-87-10-07

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

FACT SHEET

Z-87-10-07
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE: Zoning Ordinance Amendment

From RA to R-3

APPROVAL DEADLINE:

REASON:

DETAILS

Specific Location and/or Address

6814 So Anthony Bl

Reason for Project

To allow for expansion of parking lot for VFW Post #1006

Discussion (Including relationship to other Council actions)

19 October 1987 - Public Hearing

See Attached Minutes of Meeting

26 October 1987 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO NOT PASS recommendation, motion carried.

Of the eight (8) members present 7 voted in favor of denial one (1) did not vote.

The Commission felt that a rezoning at this time was not needed due to the fact that the expansion of the parking lot could be accomplished through a "Contingent Use" from the Board of Zoning Appeals. If at a later date they intended to expand the building they could then apply for a rezoning at that time.

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	City Wide Other Areas
Applicants/ Proponents	Applicant(s) VFW Post #1006 City Department Other
Opponents	Groups or Individuals Chas Kressley/1706 Southdale Fred Gideon/1613 Gardendale Basis of Opposition -opposed to further expansion -felt R-3 zoning a detriment to area
Staff Recommendation	[X] For [ ] Against Reason Against
Board or Commission Recommendation	By [ ] For [X] Against [ ] No Action Taken [ ] For with revisions to conditions (See Details column for conditions)
CITY COUNCIL ACTIONS (For Council use only)	[ ] Pass [ ] Other [ ] Pass (as amended) [ ] Hold [ ] Council Sub. [ ] Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start — Date 18 September 1987

Projected Completion or Occupancy — Date 29 October 1987

Fact Sheet Prepared by — Date 29 October 1987
Patricia Biancaniello

Reviewed by — Date 10/30/87
Gary Barter

Reference or Case Number

d. Bill No. Z-87-10-07 - Change of Zone #302
From RA to R-3
6814 So Anthony Blvd

Fred Tourkow, attorney representing Fort Miami Post #1006 of the Veterans of Foreign Wars of the United States, appeared before the Commission. Mr. Tourkow stated that presently the post home is on Lot 19 and there is parking lot on 19 and 20 and they seek to extend this parking to the other lots that they own. He stated that presently they only intend to expand parking but they are requesting that all of Lots 21, 22, 23 and 24 on South Anthony be rezoned for future expansion of the post. He stated that the area has been improved by the Post as the Post has grown. He stated that there is presently a small commercial

building on Lot 23 which was there when it was purchased, it constitutes a non-conforming use. He stated they do not use it they rent it out for the same purpose that it was used for at the time it was purchased.

Yvonne Stam questioned if it was the plan to increase the size of parking and if so were they going to resurface all four of the lots up for rezoning.

Mr. Tourkow stated they do not intend at this time to increase the size of the building but simply to increase the parking area. He stated that ultimately they will pave all of the lots but now they intend only to pave Lot 22. Lot 21 is currently paved.

John Ensley, 6528 Georgetown Lane, a member of the VFW Post appeared before the Commission. Mr. Ensley stated that they lend this building out for benefits. He stated that at one benefit they filled up the parking lot and the people were parking along the street and some neighbors complained. He stated that they are trying to extend the parking lot in order to avoid this overflow of parking onto the street.

Delbert Rose, 4133 Bowser Avenue, Commander of Post 1006 stated that this hall is not rented, it is used for benefits for the handicapped and like organizations.

Charles W. Kressley, 1706 Southdale Avenue appeared in opposition to the rezoning. Mr. Kressley stated that his property adjoins the 3 lots that they want to rezone. He stated he sees no reason for the rezoning. He stated that they have already paved lot 21 and if they pave lot 22 he felt they would be over capacity with the State Fire Marshall in occupants of the building. He stated that he also did not want a multi-family dwelling on this property if they decide to sell.

Fred Gideon, 1613 Gardendale Drive, appeared in opposition to the request. He stated that he felt the Post was expanding too much. He stated that he felt they were in the real estate business. He stated they have bought this extra property and are renting out a structure on it for business. He stated that he felt they were losing their "exempt status" of non-profit private club.

Mr. Tourkow in rebuttal stated that lot 21 is already paved, so that they would only be paving lot 22. He stated that they are not at this time paving 23 and 24. He stated the business on Lot 23 was there when the Post purchased the lots. He stated that they intend to decrease the commercial use in the area by in time

doing away with that building. He stated that to the west of Lots 22, 23, & 24 is a row of evergreens which they maintain as a buffer.

Janet Bradbury questioned if they had considered applying for a variance to expand the parking lot until the get ready to expand the building.

Mr. Tourkow stated they did not. Mr. Tourkow stated though if the membership continues as it is that expansion would be in the near future.

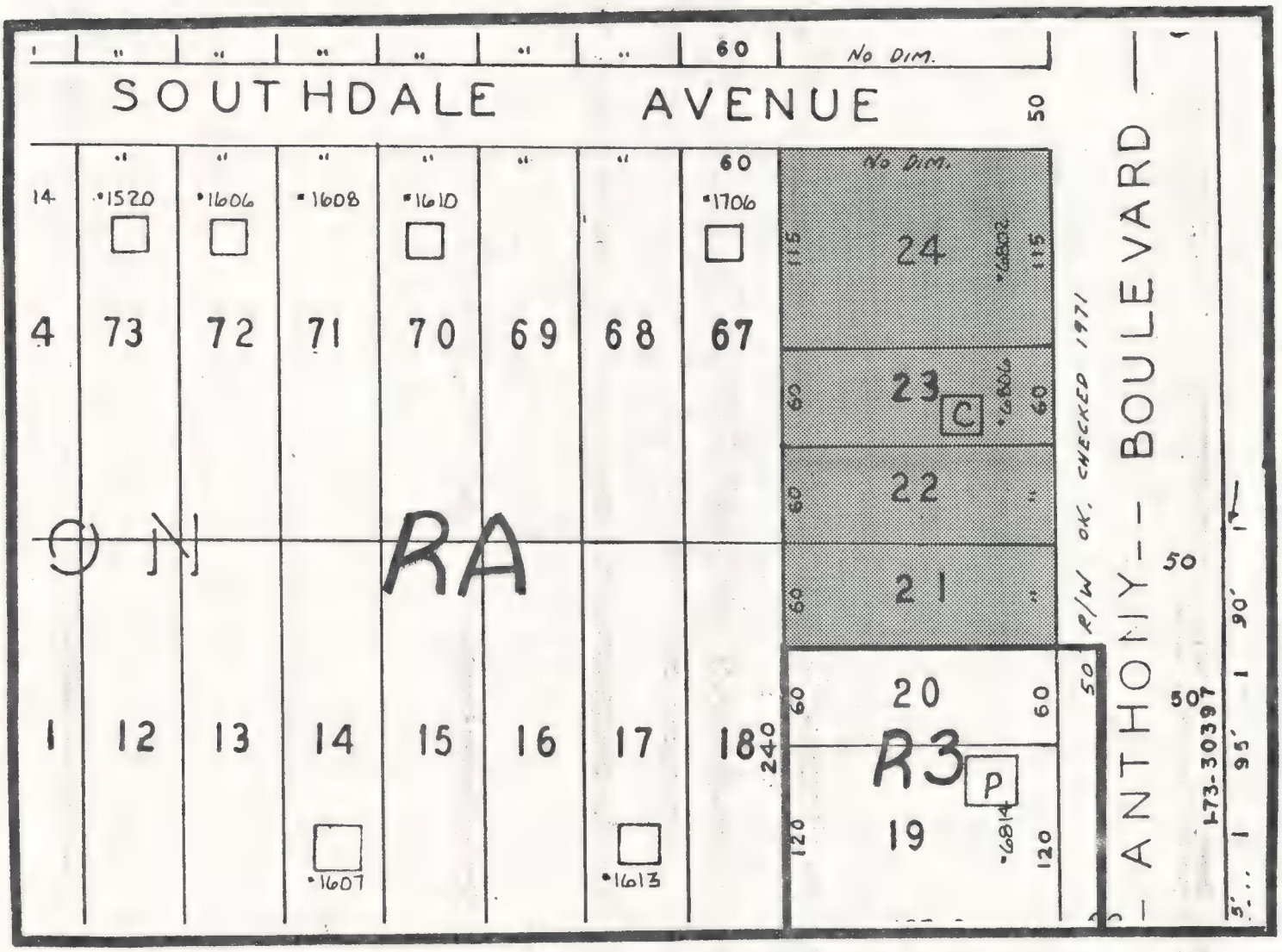
There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

REZONING PETITION #302

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN RA DISTRICT TO A R3 DISTRICT.

MAP NO. O-27

COUNCILMANIC DISTRICT NO. 5



ZONING:

RA RESIDENCE 'A'
R3 RESIDENTIAL DISTRICT

LAND USE:

- ☐ SINGLE FAMILY
- Ⓒ COMMERCIAL
- Ⓟ PUBLIC- RECREATIONAL

L.W. N

SCALE: 1"= 100'

DATE: 9-30-87

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 13, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-10-07; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on October 19, 1987.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Findings of Fact".

(1) the grant will be injurious to the public health, safety, morals and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held October 19, 1987.

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

Frederick Tourkow, attorney for Fort Miami Post 10006 Veterans of Foreign Wars of the United States, Inc. requests a change of zone from RA to R-3.

Location: 6814 South Anthony

Legal: See File

Land Area: Approximately 1.015 Acres

Zoning: RA

Surroundings:			
	North	RA	Residential
	South	R-3	Private Club (VFW)
	East	RA	Residential
	West	RA	Residential

Reason for Request: Expansion of club

Neighborhood Assoc.: South Suburban Civic

Comprehensive Plan: The General Land Use Policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land use and should not establish an undesirable precedent in the area to be developed. The Goal in the Middle Ring, where this request is located, is to maintain investments and prevent deterioration in existing neighborhoods.

Neighborhood Plan: No Comment

Landscape: No Comment

Planning Staff Discussion:

This area is primarily developed residentially, with the VFW located at the corner of Anthony Blvd. and Gardendale Drive. The VFW Post is located on the only R-3 designated parcels of ground in the immediate area. Currently there is a commercial business on this site, which appears to be a "legal non-conforming use".

To a large extent the R-3 classification is a lower intensity designation than what it is currently zoned. The R-3 designation would allow a non-profit private club.

It would appear that the goals of the Comprehensive Plan could be

best served by approval of this application. Expansion of the private non-profit club (VFW), or other permitted uses that this request would allow would provide satisfactory buffering for the residential uses to the west of Anthony Blvd.

Recommendation: Do Pass

1) Approval complies with the intent of the Comprehensive Plan for this area of the City.

2) Approval would not have an adverse impact on the area properties, and would in fact serve as a buffer to the residential uses west of Anthony Blvd.

3) Approval would allow a private non-profit club to re-invest in the area, and would probably lead to the dis-continuance of a "legal non-conforming use" located on the petitioned site.

The City of Fort Wayne

LAND USE MANAGEMENT
Division of Community Development & Planning

29 October 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-87-03-26

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

FACT SHEET

Z-87-03-26
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE: Zoning Ordinance Amendment From RA & R3 to B-1-B

APPROVAL DEADLINE:

REASON:

DETAILS

Specific Location and/or Address

5005 Illinois Road

Reason for Project

To legitimize a business office being operated on property.

Discussion (Including relationship to other Council actions)

16 March 1987 - Public Hearing

John Williams, attorney representing the petitioners Paul & Evelyn Grimmer stated that the parcel in question consists of two lots situated on the southwest corner of Reckeweg Road and Illinois Road. He stated that the very corner lot is vacant and the second lot is occupied by what was originally built as a single family residence, now being used as a CPA office. He stated that the necessity to rezone and the zoning classification has been arrived at through discussions with the staff. He stated it was their understanding that this was the most appropriate classification for this particular parcel of real estate. He stated that they are aware of the staff's recommendations and the requirements that would be placed on the zoning for the access road and screening. He stated that on behalf of his clients they accept the recommendation of the staff.

Baron Biedenweg questioned if it was anticipated that they would have any access onto Reckeweg Road.

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	City Wide Other Areas
Applicants/ Proponents	Applicant(s) Paul & Evelyn Grimmer City Department Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	[ ] For [X] Against Original Recommendation was conditional approval, but the applicant did not comply with conditions within given six months. Reason Against
Board or Commission Recommendation	By [ ] For [X] Against [ ] No Action Taken [ ] For with revisions to conditions (See Details column for conditions)
CITY COUNCIL ACTIONS (For Council use only)	[ ] Pass [ ] Other [ ] Pass (as amended) [ ] Hold [ ] Council Sub. [ ] Do not pass

DETAILS

Mr. Williams stated that if the access road goes in it will access off of Reckeweg. He stated they will lose their access on Illinois Road as they understand.

Edith Kenna questioned what they have planned for the vacant lot.

Mr. Williams stated they had no plans at that time.

Edith Kenna questioned if that was why the staff recommended B-1-B instead of POD.

V.C. Seth stated that up and down Illinois Road there is only one location of a POD the rest of the zonings are either B-1-B or B-3-B. He stated that it could go to POD, but the last time the Commission was reluctant to give a POD on an existing house that was to be used for offices. He stated the Commission wanted new buildings built, and that was the reason the staff recommended B-1-B. He stated if the Commission feels a POD is more appropriate the staff would be willing to go along.

Edith Kenna stated that although the Commission was reluctant they did vote for the POD and wondered if the POD was working out on the other property mentioned.

Wayne O'Brien stated that the POD on Illinois Road did meet the conditions placed on the rezoning and the rezoning request was returned to Commission for a recommendation of do not pass.

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

26 October 1987 - Business Meeting

At this meeting the Commission had been requested to reconsider its recommendation of DO NOT PASS which was given to this request at the September 28, 1987 business meeting, due to the fact that the petitioner failed to meet the conditions placed upon the request within the six months alloted. The petitioner was notified of the meeting on September 28, 1987 but failed to appear.

The petitioner had been given a conditional approval on March 23, 1987.

Motion was made not to reconsider the DO NOT PASS recommendation but to allow the ordinance to be forwarded to the Common Council with a DO NOT PASS recommendation, motion carried.

Of the eight (8) members present 7 voted in favor of the motion, one (1) did not vote.

Project Start — Date 29 January 1987

Projected Completion or Occupancy — Date 29 October 1987

Fact Sheet Prepared by — Date 29 October 1987

Patricia Biancaniello

Reviewed by — Date

Gary Becker — 10/30/87

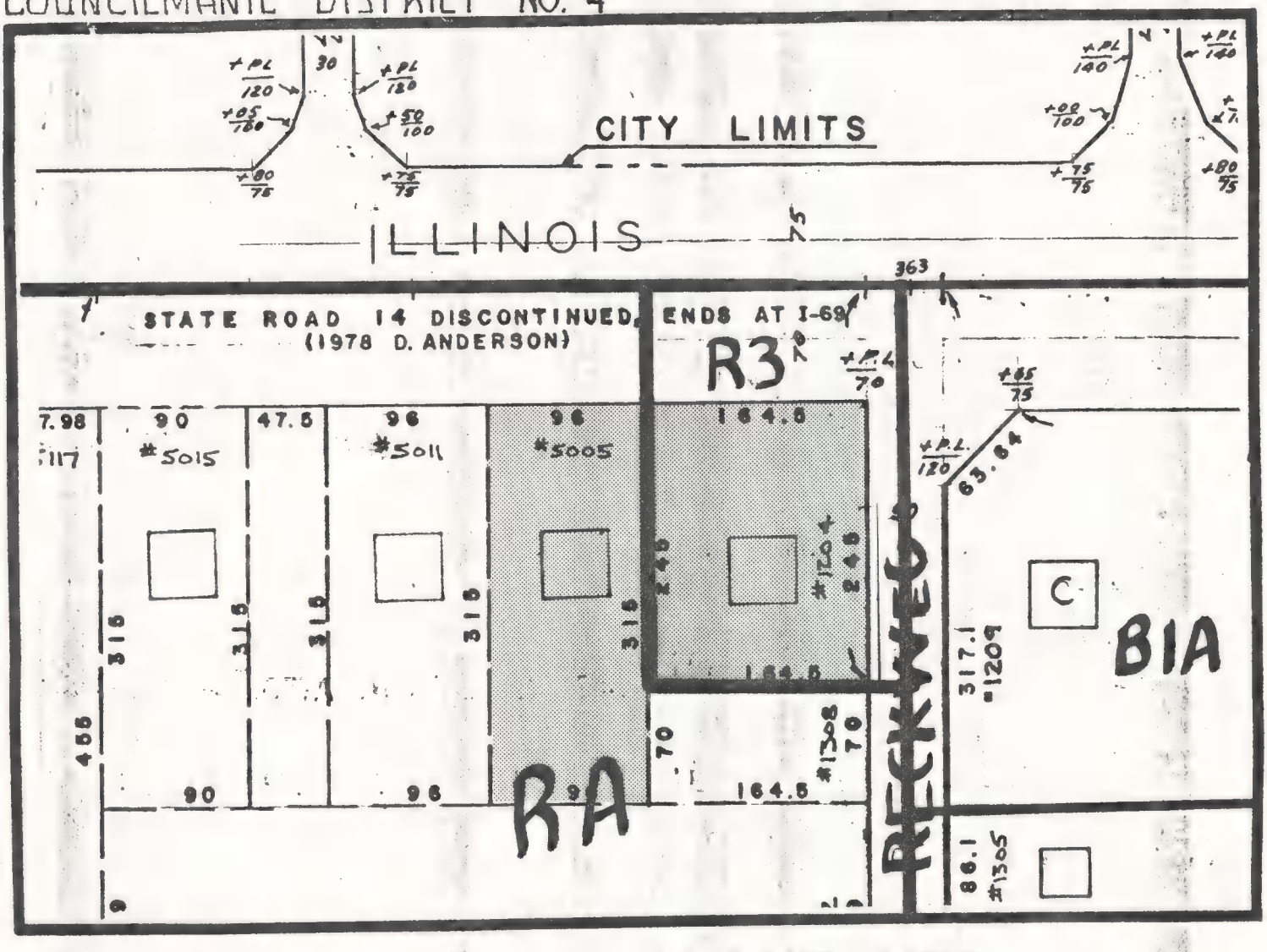
Reference or Case Number

REZONING PETITION #256

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN RA & R3 DISTRICT TO AN B1B DISTRICT.

MAP NO. F-2

COUNCILMANIC DISTRICT NO. 4



ZONING:

RA RESIDENCE 'A'
R3 RESIDENTIAL DISTRICT
BIA LIMITED BUSINESS 'A'

LAND USE:

☐ SINGLE FAMILY
☒ COMMERCIAL

N

SCALE: 1"=100'

DATE: 2-27-87

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on March 24, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-03-26; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 16, 1987.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Findings of Fact".

(1) the grant will be injurious to the public health, safety, morals and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held October 26, 1987.

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

Paul & Evelyn Grimmer request a rezoning from RA & R-3 to B-1-B

Location: 5005 Illinois Road

Legal: See File

Land Area: Approximately 1.5 Acres

Surroundings:			
	North	County	Commercial
	South	RA	Residential
	East	B-1-A	Commercial
	West	RA	Residential

Reason for Request: Business offices

Neighborhood Assoc.: Reckeweg Road Neighborhood Assn.

Comprehensive Plan: The general land use policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land use and should not establish an undesirable precedent in the area to be developed. The goal in the West Sector, where this request is located, is to contain urban growth within the urban service line. Additional shopping areas are not recommended for this area, but if commercial rezonings continue, means of controlling access to the Illinois Road transportation corridor must be implemented.

Urban Design: No comment.

Neighborhood Plan: No comment.

Planning Staff Discussion:

Both of the petitioned parcels are being used as offices at the time of filing. One of the parcels has been the subject of a zoning violation complaint, resulting in the rezoning petition.

This area of the Illinois Road has been the subject of numerous development inquiries and rezonings in the last year and a half. The policies of the Plan Commission indicate that commercial land use is appropriate if transportation consideration are taken into account and provided for.

We have no objections to the rezoning if the frontage road concept is implemented, and suitable landscape buffering is required along the rear property lines to lessen the impact on residential development.

Returned to the Commission...Petition Z-87-03-26

Location: 5005 Illinois Road

Request: Change of Zone from RA & R-3 to B-1-B

Reason for Request: Zoning violation (accounting business)

Plan Commission Action:

At the March 23rd business meeting the Plan Commission recommended "Conditional Approval" of this petition, contingent upon certain requirements being satisfied. (Basic frontage road concepts/commitments and landscape buffering at the rear of the property.)

Petitioner has failed to meet the requirements set forth by the Commission . While the Plan Commission has deemed this area potentially acceptable to certain zoning requests, such approval has mandated inclusion of certain buffering techniques, and traffic movement/safety concerns. Failure to satisfactorily address these needs restricts and damages the planned growth of this area.

Recommendation: Do Not Pass

1) Petitioner has not met the requirements established by the Plan Commission for rezonings in this area.

2) Failure to address these concerns restricts and potentially damages the orderly growth of this area.

3) Approval without incorporation of established policies would adversely impact the area and the general welfare of the area populace.

Change of Zone
Illinois Road

Recommendation: Conditional Approval, contingent upon the petitioner satisfying the following:

1) Petitioner is to provide a recorded document, in a form acceptable to the Commissions attorney, agreeing to the following:

a) Petitioner shall grant a 40 foot wide ingress/egress easement along the front of subject property, to be used as a frontage road;

b) Petitioner shall construct, and maintain, such frontage road to applicable City standards;

c) Any driveways shall be subject to review and closure ,by the owner, at the discretion of the Traffic Engineering Dept.;

d) Any obstructions to the frontage road shall be removed at the owners expense.

2) A suitable 30 foot wide landscape buffer must be installed and maintained along the rear of the parcel, where it abuts residential zoning. Such landscape buffer must be approved by the C.D.&P. Landscape Architect, and must be installed within one planting season.

The City of Fort Wayne
LAND USE MANAGEMENT
Division of Community Development & Planning

29 October 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-87-10-06

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

FACT SHEET

Z-87-10-06
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE: Zoning Ordinance Amendment From R-1 to RA

APPROVAL DEADLINE:

REASON:

DETAILS

Specific Location and/or Address

Off of Getz Road behing the existing Poplar Ridge Apartment Complex

Reason for Project

Development of Poplar Ridge Phase III

Discussion (Including relationship to other Council actions)

19 October 1987 - Public Hearing

Dave Cooman, area manager of Cardinal Industries stated that they are proposing to develop Phase III of Poplar Ridge Apartments. He stated that most of the property is zoned RA and through processing they discovered that a small strip of the land is zoned R-1. He stated that he thought it was inadvertently rezoned, because when they first looked at the property it was zoned B-3-B. He stated they prepared and submitted their plans under the impression that all of the proposerty was zoned for multi-family use and sometime in May of 1987 found out that a small strip was zoned R-1, after they had completed their plans. He stated that they are proposing to build 91 units on 7.03 acres, 78 one bedrooms, 11 two bedrooms and 2 studios.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	City Wide Other Areas
Applicants/ Proponents	Applicant(s) Westbridge Company City Department Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	[X] For [ ] Against Reason Against
Board or Commission Recommendation	By [X] For [ ] Against [ ] No Action Taken [ ] For with revisions to conditions (See Details column for conditions)
CITY COUNCIL ACTIONS (For Council use only)	[ ] Pass [ ] Other [ ] Pass (as amended) [ ] Hold [ ] Council Sub. [ ] Do not pass

DETAILS

26 October 1987 - Business Meeting

Motion was made by the Commission to return the ordinance to the Common Council with a DO PASS recommendation, motion carried.

Of the eight (8) members present 7 voted in favor of the rezoning one (1) did not vote.

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start Date 4 September 1987

Projected Completion or Occupancy Date 29 October 1987

Fact Sheet Prepared by Date 29 October 1987

Patricia Biancaniello

Reviewed by Date 10/30/87

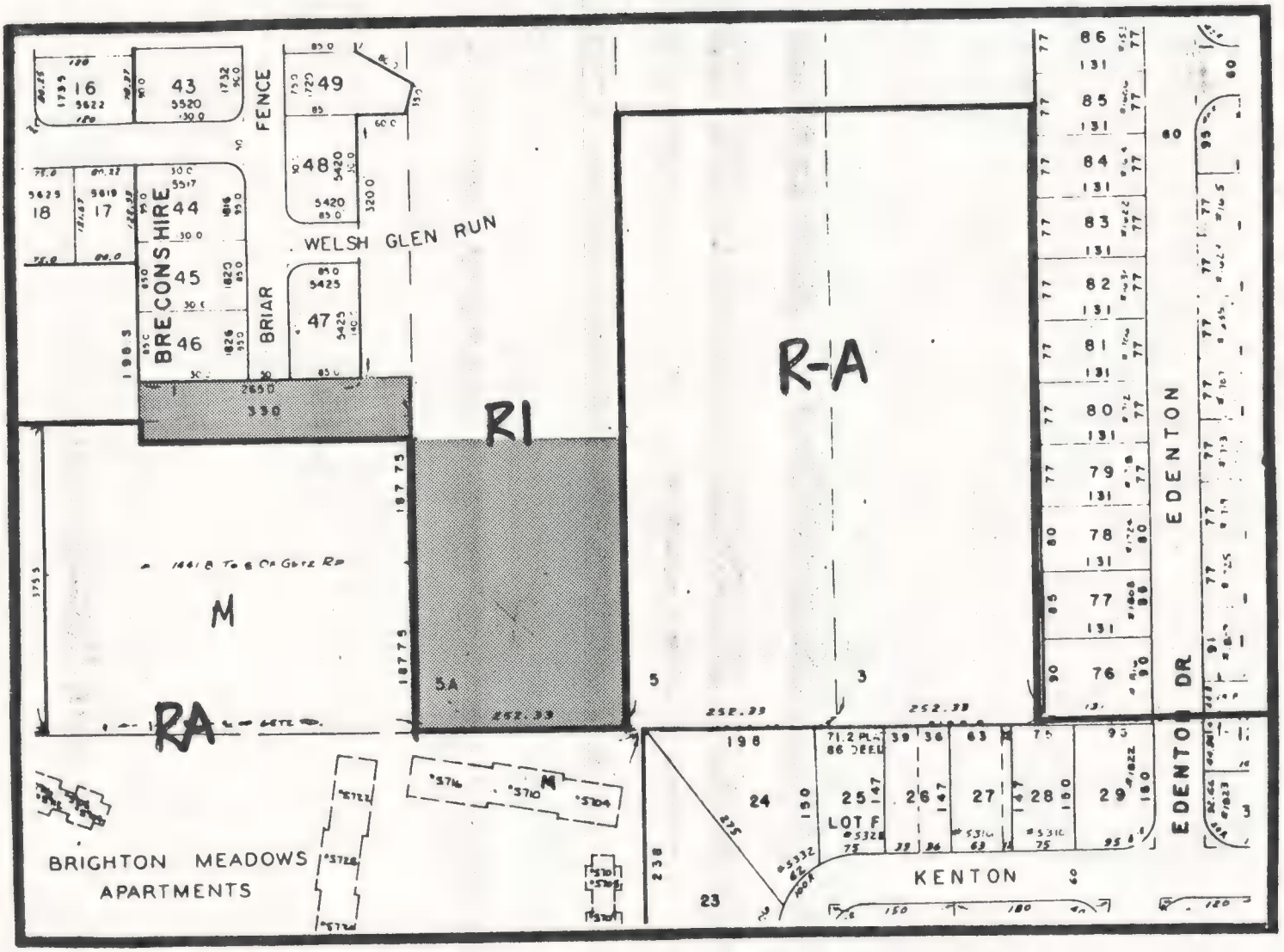
Reference or Case Number

REZONING PETITION #305

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A R-1 DISTRICT TO A R-1-A DISTRICT.

MAP NO. E-2

COUNCILMATIC DISTRICT NO. 4



ZONING:

R-A RESIDENCE 'A'
R1 RESIDENTIAL DISTRICT

LAND USE:

☐ SINGLE FAMILY

Ⓜ MULTI-FAMILY

N

SCALE: 1" = 300'

DATE: 10-2-87

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 13, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-10-06; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on October 19, 1987.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

(1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;

(3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,

(5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resoluton adopted at the meeting of the Fort Wayne City Plan Commission held October 26, 1987.

Certified and signed this
29th day of October 1987.

Robert Hutner
Secretary

David Kuhlman, agent for Cardinal Industries, requests a change of zone from R-1 to RA.

Location: Off Getz Road behind the existing Poplar Ridge Apartment Complex

Legal: See File

Land Area: Approximately 2.59 Acres

Zoning: R-1

Surroundings:

North	R-1	Residential & Open
South	RA	Multi-Family Residential
East	RA	Open
West	RA	Multi-Family Residential

Reason for Request: Development of Poplar Ridge Ph III

Neighborhood Assoc.: Westmoor Park or Breconshire

Comprehensive Plan: The General Land Use Policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land use and should not establish an undesirable precedent in the area to be developed. The Goal in the West Sector, where this request is located, is to contain urban growth within the urban service line. This proposal is consistent with surrounding land uses and does not set an undesirable precedent in the area.

Neighborhood Plan: No Comment

Landscape: No Comment

Planning Staff Discussion:

The petitioned area is surrounded on three sides by RA classified properties. Poplar Ridge is in the process on expansion, and appeared before the Plan Commission last month with a primary development plan for this parcel. It was during review of that development plan that we discovered that a portion of the site was not currently zoned RA.

The approval of this petition will allow a logical growth of an existing development, without creating an adverse impact on abutting properties. There are multi-family developments to the

west and south of the petitioned site at this time, and the development plan addresses additional buffering concerns.

Recommendation: Do Pass

1) Approval is within keeping with the intent of the Comprehensive Plan.

2) Approval will allow a logical expansion of an existing use.

3) Approval will allow appropriate use of land within the urban service line.

October 28, 1987

President of the Common Council
City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of Public Safety Regulatory Resolution Numbers:

173/87/E
174/87/E

For the purpose of enforcement, please make this communication and the attached Regulatory Resolution(s) a matter of record and incorporate them into the minutes of the next Common Council meeting.

Respectfully submitted,

Josette R. Simon, Chairwoman
Board of Public Safety

RETURN CERTIFICATE

(Regulatory Resolution No. 173/87/E)
174/87/E

I hereby certify that I did this 28th day of October, 19 87 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana respectively, a copy of the within Regulatory Resolution No. 173/87/E, 174/87/E of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1986.

Rosetta R. Enos

CHAIRWOMAN, BOARD OF PUBLIC SAFETY

REGULATORY RESOLUTION NO. 173/87/ E

(Adopted October 28, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated October 23, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

October 28, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)

Christine Eloff 5209 Decatur Road	-182' south of Fairfax Drive and 50' east of Decatur Road

REGULATORY RESOLUTION NO. 173/87/ E

(Adopted October 28, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated October 23, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

October 28, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)

Christine Eloff 5209 Decatur Road	-182' south of Fairfax Drive and 50' east of Decatur Road

November 5, 1987

President of the Common Council
City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of Public Safety Regulatory Resolution Numbers:

175/87/E
176/87/E

For the purpose of enforcement, please make this communication and the attached Regulatory Resolution(s) a matter of record and incorporate them into the minutes of the next Common Council meeting.

Respectfully submitted,

Rosetta R. Gill

, Chairwoman
Board of Public Safety

RETURN CERTIFICATE

(Regulatory Resolution No. 175/87/E)
176/87/E

I hereby certify that I did this 5th day of November, 19 87 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana respectively, a copy of the within Regulatory Resolution No. 175/87/E and 176/87/E of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1986.

Rosetta R. Gill

CHAIRWOMAN, BOARD OF PUBLIC SAFETY

REGULATORY RESOLUTION NO. 175/87/ E

(Adopted November 5, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

STOP INTERSECTION (EMERGENCY)

DELETE: STOP INTERSECTION (EMERGENCY)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated October 30, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

November 5, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Berry Street --stop-- for Thieme Dr.

DELETE: STOP INTERSECTION (EMERGENCY)

Thieme Drive --stop-- for Berry Street

REGULATORY RESOLUTION NO. 176/87/ E

(Adopted November 5, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated October 30, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

November 5, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

IMPAIRED MOBILITY PARKING (RESIDENTIAL)		(EMERGENCY)
1513 Kitch Street	--east side--	from 130' south of Pennsylvania Street to 20' south thereof

November 6, 1987

President of the Common Council
City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of Public Safety Regulatory Resolution Numbers:

177/87/E
178/87/E
179/87/E
180/87/E
181/87/E 182/87/E

For the purpose of enforcement, please make this communication and the attached Regulatory Resolution(s) a matter of record and incorporate them into the minutes of the next Common Council meeting.

Respectfully submitted,

Rosetta R. [illegible], Chairwoman
Board of Public Safety

RETURN CERTIFICATE

(Regulatory Resolution No. 177/87/E)
178/87/E 180/87/E
179/87/E 181/87/E
182/87/E

I hereby certify that I did this 6th day of November, 19 87 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana respectively, a copy of the within Regulatory Resolution No. 177/87/E, 178/87/E, 179/87/E, 180/87/E, 181/87/E, 182/87/E of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1986.

Rosetta R. Fuller

CHAIRWOMAN, BOARD OF PUBLIC SAFETY

REGULATORY RESOLUTION NO. 177/87/ E

(Adopted November 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

STOP INTERSECTION (EMERGENCY)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated November 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

November 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Holly Avenue --stop-- for Schele Avenue

REGULATORY RESOLUTION NO. 178/87/ E

(Adopted November 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

NO PARKING 8 AM TO 9 AM AND 3 PM TO 4 PM (EMERGENCY)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated November 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

November 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

NO PARKING 8 AM TO 9 AM AND 3 PM TO 4 PM (EMERGENCY)

W. Berry Street --north side-- from Rockhill St. to Union Street

REGULATORY RESOLUTION NO. 179/87/ E

(Adopted November 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

STOP INTERSECTION (EMERGENCY)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated November 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

November 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Nokomis Road	--stop--	for Opeechee Way
Wawonaissa Trail	--stop--	for Opeechee Way
Hiawatha Blvd.	--stop--	for Opeechee Way
Hiawatha Blvd.	--stop--	for Owaissa Way
Hiawatha Blvd.	--stop--	for Ojibway Trail
Hiawatha Blvd.	--stop--	for Algonquin Pass
Nokomis Road	--stop--	for Indiana Village Blvd.
Owaissa Way	--stop--	for Wawonaissa Trail
Wendigo Lane	--stop--	for Meda Pass
Wawonaissa Trail	--stop--	for Ojibway Trail
Wawonaissa Trail	--stop--	for Algonquin Pass

REGULATORY RESOLUTION NO. 180/87/ E

(Adopted November 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

90 MINUTE PARKING 8 AM - 6 PM (EMERGENCY)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated November 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

November 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

90 MINUTE PARKING 8 AM - 6 PM (EMERGENCY)

Forest Avenue	--north side--	from 135' east of Kensington Blvd. to Pemberton Drive

REGULATORY RESOLUTION NO. 181/87/ E

(Adopted November 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

STOP INTERSECTION (EMERGENCY)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated November 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

November 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Oakland Street --stop-- for Putnam Street

REGULATORY RESOLUTION NO. 182/87/ E

(Adopted November 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to:

1 HOUR PARKING 8 AM - 6 PM (EMERGENCY)

DELETE: 2 HOUR PARKING 8 AM - 6 PM (EMERGENCY)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated November 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective:

November 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

1 HOUR PARKING 8 AM - 6 PM (EMERGENCY)

City-County Building Parking Lot	--from a point 305' north of Main St. to 435' north thereof, thence east from Calhoun St. to Clinton St.

DELETE: 2 HOUR PARKING 8 AM - 6 PM (EMERGENCY)

City-County Building Parking Lot	--from a point 405' north of Main Street to 435' north thereof, thence east from Calhoun Street to Clinton Street

THE COUNCIL THEN ADJOURNED.

CERTIFICATE

I hereby certify that I am the duly elected, acting and incumbent City Clerk of Fort Wayne, Indiana and as such the custodian of the records of the Common Council of said City and that the above and foregoing is the true, full and complete record of the proceedings of the Common Council of the City of Fort Wayne, Indiana for its Regular Session, held on Tuesday the 10th day of November, 1987, that the numbered ordinances and resolutions shown therein were duly adopted by said Common Council on said date and were presented by me to the Mayor of the City of Fort Wayne and were signed and approved or disapproved by said Mayor as and on the dates shown as to each such ordinance and resolution respectively; and that all such records, proceedings, ordinances, and resolutions remain on file and record in my office.

WITNESS my hand and the official seal of the City of Fort Wayne, Indiana, this _____ day of _____, 19____,

_____
SANDRA E. KENNEDY, CITY CLERK